



12 Chiddingfold Court, Somerset Avenue, Blackpool, FY1 5RE

£74,950

A truly immaculate purpose-built apartment, comprehensively refurbished in recent weeks and now offering superb 'turnkey' living.

An ideal first-time purchase and excellent step onto the property ladder, also offering strong potential as a buy-to-let investment, due to the reasonable service charges.

The accommodation briefly comprises a stylish modern fitted dining kitchen, a lounge overlooking the local bowling green, DOUBLE bedroom and contemporary three-piece bathroom.

Further benefits include an allocated parking space PLUS additional visitor parking spaces.

Conveniently situated within just 0.4 miles of the multi-award-winning Stanley Park and only 0.3 miles from the local shops and amenities on Whitegate Drive.

No onward chain.

- One double bedroom
- Modern fitted kitchen/diner
- Lounge; Modern bathroom
- UPVC double glazing; Electric heating
- IMMACULATELY presented
- No chain

McDonald
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Communal Entrance: Staircase to all floors.

First Floor:

Landing.

Private Entrance.

Hall: Built in airing cupboard, Loft access, Wood effect laminate flooring, Electric storage heater.

Lounge: 12'2" x 11'0" (3.71 m x 3.35 m) TV point, Coved ceiling, UPVC double glazed window, Electric storage heater.

Dining Kitchen: 10'0" x 5'6" (3.05 m x 1.68 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Tiled splashback, Built in oven and hob with extractor over, Stainless steel sink, Plumbed for washing machine, UPVC double glazed window, Warm air wall mounted heater.

Bedroom: 10'11" x 8'10" (3.33 m x 2.69 m) UPVC double glazed window, Electric storage heater.

Bathroom: Modern three piece bathroom suite comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Low flush WC, Part tiled walls, Extractor fan, UPVC double glazed window, Warm air wall mounted heater.

Outside: Communal gardens with established flowerbeds to border.

Parking: Allocated parking space and visitors parking.

Heating: Electric heating (See below - test certificate available).

Tenure: We have been informed that the property is leasehold, 999 years from 1997 with service charges of £60 pcm, where this includes ground rent and buildings insurance. Pets are allowed. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1675.48 (2026/27)

Additional Information: There is a current electric test certificate dated 22nd May 2021. In anticipation of expiry, a new one has already been ordered. (copies available for review)



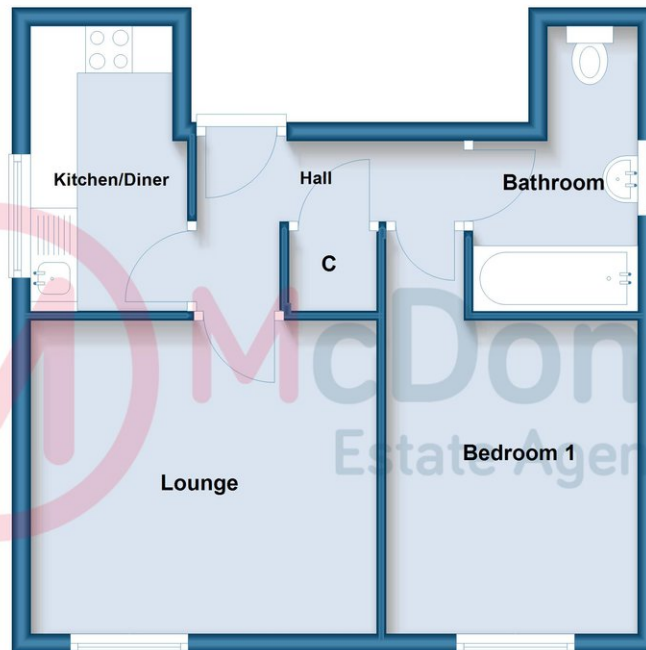
Directions: Travel south along Whitegate Drive, after the forth set of traffic lights turn 10th right into Somerset Avenue. Chiddlingford Court is then on your right.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Chiddlingford Court

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